

HARRIS COUNTY PLANNING COMMISSION REGULAR SESSION

June 15, 2022

7:00 PM

Members Present: John Britt, John Brent, Gene Weldon, Mark Harris, Tommy Hutcherson. Members Absent: Paul Dasher. Staff Present: Andrea Dzioba, Recording Secretary.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the May 18, 2022, Regular Session was made by Mr. Harris, seconded by Mr. Brent, and passed with four in favor (Britt, Brent, Harris, Hutcherson) and one abstention (Weldon).
3. **ORGANIZATION OF COMMISSION**
 - A. **Election of Vice-Chairman.** Chairman Britt said that an election was necessary for the position of Vice-Chairman due to the resignation of Chance Carlisle.
 - (1) Vice Chairman. The motion to appoint John Brent as Vice-Chairman was made by Chairman Britt, seconded by Mr. Weldon, and passed unanimously.
4. **OLD BUSINESS**
 - A. **Decisions by Board of Commissioners of June 7, 2022**
 - (1) Application of Whitley Harris for a Special Use Permit for a Special Events Facility on 1.47 acres of property located at 4731 Pine Lake Road, West Point, GA; located on Map 024A, Parcel 028, Land Lot 323, Land District 20, and zoned A-1 (Agricultural/Forestry). Decision: Approved unanimously with conditions.
 - (2) Application of Dylan Lloyd Thomas for a Special Use Permit for a commercial Kennel for Training and Boarding of Dogs on 16.867 acres of property located at 1245 Winfree Road, Hamilton, GA; located on Map 069, Parcel 010, Land Lots 55 and 74, Land District 21, and zoned A-1 (Agricultural/Forestry). Application was withdrawn by applicant. No action taken.
 - (3) Application of Cataula Volunteer Fire Department for a Special Use Permit for a Fire Station on 2.0 acres of property located on northern 2 acres of 7211 US Hwy 27, Cataula, GA; located on Map 061, part of Parcel 020, Land Lots 5 and 6, Land District 21, and zoned A-1 (Agricultural/Forestry). Decision: Approved with refund of Special Use Permit application fees 4-1.
5. **NEW BUSINESS**
 - A. **Preliminary Plat: Coca Lake - Section Two - Mountain Lake Addition (5 Lots); Location - South end of Mountain Lake Court, Cataula, GA; Developer - Harris Developers, LLC.**

Anthony Slaughter, Vice President of Moon Meeks & Associates, Inc., appeared before the Commission to respond to questions. In response to questions, he stated that 1-1/2 acre minimum was what was approved in the Master Plan and that there is this preliminary plat with 5 lots and the other preliminary plat to be considered after this one has 19. A motion to recommend approval

of the Preliminary Plat: Coca Lake - Section Two - Mountain Lake Addition (5 Lots); Location - South end of Mountain Lake Court, Cataula, GA was made by Mr. Weldon, seconded by Mr. Brent, and passed with four in favor (Weldon, Brent, Hutcherson, Britt) and one opposed (Harris).

- B. **Preliminary Plat: Coca Lake - Second Addition to Section Ten (19 Lots); Location - South end of Pinewood Way, Cataula, GA; Developer - Harris Developers, LLC.** Anthony Slaughter, Vice President of Moon Meeks & Associates, Inc., appeared before the Commission to respond to questions. In response to questions, he stated that there were Georgia Power Company Easements on Lots 15, 16, and 17; that other sections of the development were built last year; and that this will complete build out. A motion to recommend approval of the Preliminary Plat: Coca Lake - Second Addition to Section 10 (19 Lots); Location - South end of Pinewood Way, Cataula, GA was made by Mr. Weldon, seconded by Mr. Brent, and passed with four in favor (Weldon, Brent, Hutcherson, Britt) and one opposed (Harris).
- C. **Final Plat: Boundary Survey Part of Land Lot 74 of the 21st Land District, Harris County, for David and Ashley Adams; Zoned - A-1 (Agricultural/Forestry); Part of Land Lot 74~21st Land District; 2 Lots (72.28 +/- acres); Developer - David and Ashley Adams.** David Adams, applicant, appeared before the Commission to respond to questions. He informed the Commission that he has approximately 72 acres that he would like to split into two lots. Because the original property that he purchased a portion of is being split again, he has to come to the Planning Commission. In response to questions, he stated that the property is currently zoned as A-1 and both parcels will continue to be zoned as A-1; that he doesn't plan to subdivide further; that if he did decide to subdivide further that he would have to come back for approval; and that the property is timber/raw land. A motion to recommend approval of the Final Plat: Boundry Survey Part of Land Lot 74 of the 21st Land District, Harris County, for David and Ashley Adams; Zoned - A-1 (Agricultural/Forestry); Part of Land Lot 74~21st Land District; 2 Lots (72.28 +/- acres) was made by Mr. Weldon, seconded by Mr. Hutcherson and passed unanimously.
6. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Brent, seconded by Mr. Harris, and passed unanimously.

John Britt, Chairman

Andrea R. Dzioba, Recording Secretary